RESIDENTIAL ACCESSORY STRUCTURES

Excerpted from the *2001 Lower Nazareth Township Zoning Ordinance, Article XV, ADDITIONAL REQUIREMENTS FOR SPECIFIC USES, Section 1503, Additional Requirements for Accessory Uses*

16. Residential Accessory Structure (includes a private garage, carport, storage shed, residential greenhouse, gazebo and uses of a closely similar character).

   (a) Shall not be located in any required front, side or rear setback for an accessory use.

   (b) Accessory buildings on a lot with a lot area of 2 acres or less in a residential or AG district shall meet the following requirements:

      1) Maximum height - 25 feet but not higher than the principal structure.
      2) Maximum total floor area of all accessory buildings - 1,000 square feet.
      3) Maximum of 2 accessory buildings per lot.
      4) Human occupancy in such accessory buildings is not permitted.

ARTICLE II, DEFINITION

Residential Accessory Building, Structure or Use. A use or structure that is clearly accessory, customary and incidental to a principal residential use on a lot, including the following uses and uses that are very similar in nature: Garage (household), Carport, Tennis Court, Garage Sale, Basketball Backboard, Household Swimming Pool, Volleyball Court, Gazebo, Storage Shed, Greenhouse, Children's Playhouse or Children's Play Equipment over 200 square feet or a permitted Apartment for Care of Relative. No business shall be conducted in a household garage or storage shed that is accessory to a dwelling, except as may be allowed as a home occupation.

Shed - Household Storage. A structure or building which is less than 500 sq. ft. and is used only for the storage of lawn equipment and personal items accessory to a residential use. Any other type of use other than storage shall not be allowed within the shed. Any building larger than 500 sq. ft. shall be regulated as an accessory structure or building and must conform to accessory structure or building setbacks and any required building inspections by the township.